

014184
WARRANTY DEED
 Statutory Short Form

WE, **EDWARD A. LOCKLIN** and **CAROLE A. LOCKLIN** of 4 Cherry Hill Terrace, Waterville, Kennebec County, State of Maine, 04901, for consideration paid, grant to **JOHN L. MARGOLIS** and **HOLLY L. MARGOLIS** of 64 Barton Street, Presque Isle, Aroostook County, State of Maine, 04769, with **Warranty Covenants** as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, State of Maine, bounded and described as follows; to wit:

TRANSFER
TAX
PAID

LOT #81 on Cherry Hill Terrace drawn by Associated Engineers and recorded in Kennebec Registry of Deeds, Plan Book 20, Page 50, to which reference is hereby made for more particular description, including any buildings thereon.

THIS CONVEYANCE is made subject to the following restrictions:

FIRST: This entire tract shown by the Plan of Cherry Hill referred to above is restricted to building for residential purposes only by the Waterville Zoning Ordinance, and this Lot #81 and all other lots shown by said Plan are subject to and entitled to the benefits of said Ordinance.

SECOND: It is further covenanted and agreed that neither this Lot #81 nor any other lot shown by said Plan shall be used for building more than one dwelling house and that no house shall be adapted or used by more than one family.

THIRD: Furthermore, no such house shall be built costing less than fifteen thousand dollars (\$15,000) in said Cherry Hill Development.

FOURTH: No building or any part of a building shall be erected or allowed to stand upon said lot within forty (40) feet of the street line, or within fifteen (15) feet of the boundary line of the lot.

THIS PROPERTY is conveyed subject to an easement which is described as follows, to wit:

An easement fifteen (15) feet in width on the easterly side of said Lot #81, lying adjacent to the easterly line of said lot, all of which is more particularly described in deed of A. Raymond Rogers and Arthur T. Eaton, Executors and Trustees under the will of Harvey D. Eaton, to Gerard J. Giguere dated April 4, 1957, reference to which is hereby made.

BEING the same premises acquired by Edward A. Locklin and Carole A. Locklin by Warranty Deed from Thomas F. Barlow and Ellen A. Barlow dated November 10, 1966 and recorded in the Kennebec County Registry of Deeds in Book 1431, Page 555.

WITNESS our hands and seals this 27th day of June, 1988.

Signed, Sealed and Delivered
in the presence of:

Peggy S. Irish Rogers

Edward A. Locklin
EDWARD A. LOCKLIN

Carole A. Locklin
CAROLE A. LOCKLIN

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: June 27, 1988

Then personally appeared the above named **EDWARD A. LOCKLIN** and **CAROLE A. LOCKLIN** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Peggy S. Irish Rogers
Notary Public
Print Name _____

PEGGY S. IRISH ROGERS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 24, 1994

RECEIVED
KENNEBEC SS.

1988 JUL -5 PM 12:30

ATTEST: *Thomas F. Barlow*
REGISTER OF DEEDS

